

\$569,900 - 221 Waniandy Way, Fort McMurray

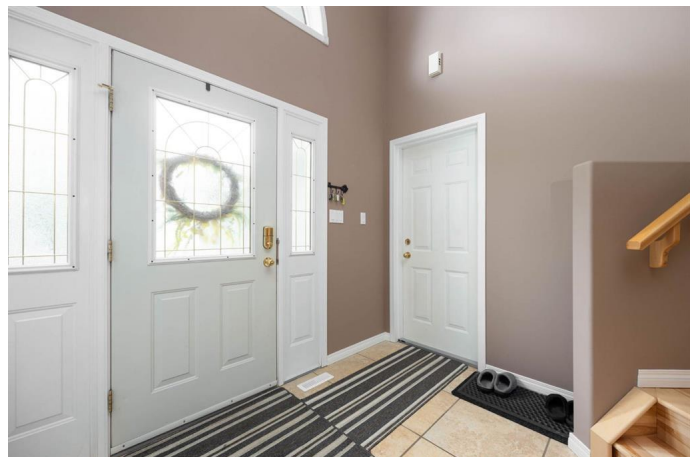
MLS® #A2139653

\$569,900

5 Bedroom, 3.00 Bathroom, 1,430 sqft
Residential on 0.13 Acres

Wood Buffalo, Fort McMurray, Alberta

221 Waniandy Way- This absolutely stunning home is sure to impress; located on a quiet street with jaw dropping curb appeal and a 24x24 attached heated Garage. Your bi-level offers a massive foyer as you enter leading you to the oversized living room space. Your living room gives an abundance of natural lighting with over sized windows, Vaulted ceilings, Hardwood flooring and a gas fireplace. The massive eat in kitchen also features vaulted ceilings, and oversized ceramic tiles. Your kitchen gives you lots of countertop and cupboard space with a corner pantry with built in shelving and a large dining area. The dining area gives direct access to your large back deck with low maintenance railings and fully fenced yard. Your cabinets are a clean crisp white with wood trim, newer stainless steal appliances. The main floor features 3 large bedrooms, including the primary suite. The Primary room has large double closets with a full 4 piece bathroom, newer flooring, fresh paint large windows looking into the backyard area. You will also find a full 4 piece bathroom on the main floor. The basement is fully developed and completely upgraded. As you enter the basement you are greeted with a large landing; barn doors entering the recreation room. The recreational room is completed with high ceilings, lots of natural lighting and a gorgeous stone surround drawing your eye to the beautiful recessed electric fireplace. You have full sized windows throughout the



basement, two more bedrooms, a large fully finished laundry room and a completely refinished basement bathroom with floating vanity. This home is sure to impress, Your home has been freshly painted throughout and tons of gorgeous renovations have been completed including but not limited to newer shingles, heated garage, painted throughout, newer baseboards, newer door trim, newer appliances, Central A/C, shed in the backyard, newer insulation, fully and beautifully landscaped, fully fenced, oversized garage, it doesn't stop there this home is a must see !!!! call today to book your private viewing !!!

Built in 2002

Essential Information

MLS® #	A2139653
Price	\$569,900
Sold Price	\$558,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,430
Acres	0.13
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	221 Waniandy Way
Subdivision	Wood Buffalo
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H5L9

Amenities

Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Closet Organizers, High Ceilings, Laminate Counters, Pantry, See Remarks, Sump Pump(s), Suspended Ceiling, Vaulted Ceiling(s)
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting
Lot Description	Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 7th, 2024
Date Sold	November 19th, 2024
Days on Market	164
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	COLDWELL BANKER UNITED
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.